

**ENVIRONMENTAL ASSESSMENT COMMITTEE
ACTION AGENDA**

**Thursday, July 29, 2010
3:00 P.M.
3rd Floor Conference Room 1**

Application: ENVIRONMENTAL ASSESSMENT NO. 09-001 (Atlanta Avenue Widening Project)

Applicant: City of Huntington Beach
2000 Main Street
Huntington Beach, CA 92648
Contact: Jonathan Claudio, Senior Civil Engineer
Phone: (714) 374-5380

Request: To review the potential environmental impacts association with a City proposal to widen the south side of Atlanta Avenue, between Huntington Street and Delaware Street, to comply with the primary arterial street classification in the General Plan Circulation Element. The General Plan Circulation Element designates Atlanta Avenue as a primary arterial street, both in the current and in the 2010 Circulation Plan of Arterial Highways/County Master Plan of Arterial Streets and Highways (MPAH). As defined in the General Plan, the primary arterial street classification provides sidewalk, curb, gutter, a bike lane, and two through lanes in each direction of travel, separated by a striped median. Currently, the subject segment of Atlanta Avenue provides one lane in each direction, a striped median, and on-street parking along a portion of the north side of the street.

Proposed Street Improvements

The proposed street improvements will provide an additional through lane and bike lane in each direction of travel. In addition, the project's scope of work includes clearing and grubbing, the construction of asphalt concrete roadway, striping, curb, gutter, sidewalk, an 8-foot tall concrete block wall atop a variable height (7 ft. max.) retaining wall, landscaping (including the removal or relocation of 25 trees within the existing mobile home park), reconstruction of a 26 ft. wide drive aisle (circulation road) and two emergency access gates within the mobile home park, and utility and fire hydrant adjustment and relocation, including relocation of an existing drainage catch basin at the corner of Delaware Street and Atlanta Avenue. In addition, five utility poles and overhead lines currently located within the existing southerly parkway area will require relocation. The project also requires approval of a coastal development permit for development in the coastal zone and a conditional use permit for the proposed retaining wall.

Acquisition of Right-of-Way

The existing public street right-of-way along the subject segment of Atlanta Avenue varies from 60 ft. wide (30 ft. north and 30 ft. south of street centerline) at Huntington Street to 85 ft. wide (55 ft. north and 30 ft. south of street centerline) at Delaware Street. Consequently, construction of the proposed street improvements will require the acquisition of an additional 25 feet of public street right-of-way south of the centerline of Atlanta Avenue

(i.e., the public street right-of-way is proposed at 55 ft. south of street centerline). The additional 25 feet of right-of-way would come from a 25 feet wide by 630 feet long (approx.) strip of land from the Pacific Mobile Home Park located immediately south of Atlanta Avenue. The acquisition of the 25 feet would impact eight manufactured/mobile homes (Unit Nos. 101, 102, 201, 301, 302, 401, 501, and 502) within the park. The impacted residents would need to be relocated pursuant to the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 ("The Uniform Act"). Because the City anticipates receiving and using federal funds to construct the project, the City first has to obtain Federal authorization to proceed with the right-of-way phase before it can begin negotiating with the mobile home park owner to acquire the necessary right-of-way. The federal authorization to proceed cannot be granted until environmental review for the project is completed pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA). After completion of environmental review and once the authorization to proceed with the right-of-way phase is granted, negotiations to acquire the right-of-way and relocate the residents can begin.

Location: Atlanta Avenue Right-of-Way: between Huntington Street and Delaware Street

Pacific Mobile Home Park: 80 Huntington Street (south side of Atlanta Avenue, between Huntington Street and Delaware Street)

Project

Planner: Jennifer Villaseñor, Acting Senior Planner

***ON A MOTION BY BROEREN, SECONDED BY VIGLIOTTA, THE EAC
APPROVED THE PROCESSING OF A MITIGATED NEGATIVE
DECLARATION WITH MODIFICATIONS FOR THE PROJECT.***

Ayes: Three (Broeren, DeBow, Vigliotta)

Noes: None

Absent: None

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Environmental Assessment Committee becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Environmental Assessment Committee's action. The notice of appeal shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. A filing fee shall also accompany the notice of appeal. The appeal fee is \$494 for all appeals.